

C I T Y O F S A I N T L O U I S , M I S S O U R I

# HYDE PARK MASTER PLAN

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F I N A L

D A V I D M A S O N A S S O C I A T E S H 3 S T U D I O V A N T A G E

P R E P A R E D F O R

The City of St. Louis  
The Hyde Park Neighborhood

To Be Adopted by the Saint Louis City Planning Commission

# ACKNOWLEDGMENTS

## CITY OF ST. LOUIS

The Honorable Mayor Francis Slay	City of St. Louis
Gary Bess	Director of Parks, Recreation & Forestry
Alderman Freeman Bosley	Board of Aldermen - Ward 3
Daniel L. Buschmeyer, P.E	Board of Public Service

## THE MASTER PLAN EXECUTIVE COMMITTEE MEMBERS

A special thanks to all the Committee Members, Neighbors, Residents, Business Owners, & Friends of the Neighborhood for the support and successful participation

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Existing Bandstand



The Most Trinity Catholic Church



Digital Photo of complete Workshop Table Board

## INTRODUCTION

**HYDE PARK** is located just north of Downtown St. Louis with Blair Avenue on the east, Salisbury Street on the south, North 20th Street on the west and Bremen Avenue on the north. It is the centerpiece and heart of Hyde Park Neighborhood. Originally 14.5 acres, the Park now sits at 11.84 acres in size, nearly square in shape and serves the approximately four thousand people who live within a 10-minute walking distance. As the focal point of the neighborhood, the Park was purchased and established under ordinance and formally dedicated as "Hyde Park" in 1854. Within the City of St. Louis' Park system, Hyde Park, with the entire neighborhood being a National Register Historic District, is known for its history, verdure, features and character as a picturesque walking Park. Over the past one hundred and fifty four years events and structures emerged and disappeared around and within the Park. Today, this neighborhood contains several historic landmarks, including the twin towers of the Most Holy Trinity Catholic Church. Additionally, just north of Hyde Park are two of the nation's seven remaining standpipe water towers, the Bissell Point Water Tower, the red tower at Bissell and Blair; and the Grand Water Tower, the white tower on East Grand, considered the largest perfect Corinthian column in existence when it was built in 1871.

Although well used by the local residents, Hyde Park is showing signs of deterioration. Hyde Park is ready for much needed revitalization. Residents, primarily composed of low-to moderate-income families, are committed to implementing a plan that will promote the sustainable restoration of Hyde Park. As a result, the Hyde Park neighborhood, with the help of the City of St. Louis Department of Parks, Recreation, and Forestry, expressed a desire to complete this effort.

In 2007, the City of St. Louis began the process of developing the Hyde Park Master Plan with the intent to conserve and increase the quality of the Park while satisfying the needs and safety of Park users. The project team and community recognized the importance of understanding the Park by maintaining its passive nature as a strolling Park with a series of distinctive gardens, features and spaces that unfold as a person moves through the Park. The plan outlines a long-range vision for the restoration of the Park's various landscapes while retaining a balanced approach to the needs of other Park users and future maintenance. The plan also outlines a series of short-term actions to ensure the immediate needs are addressed, and suggests the establishment of an Implementation Advisory Committee to continue the community input in the restoration of Hyde Park.

**DEVELOPMENT OF THE PLAN** followed a logical and carefully thought-out sequence through a series of goals and principles to guide the design process. The end result was a set of specific recommendations on changes, modifications and improvements for each area in the Park. The planning sequence is summarized on the adjacent page. This master plan addresses all aspects of the Park, and, through implementation, will ensure that the Park is a destination in the city and a compelling place for all.

**THE ORGANIZATION & SCOPE OF THE MASTER PLAN** begins with a history and profile of the Park. After an in-depth analysis of Hyde Park, the master plan addresses the vision, goals and detailed design recommendations for the landscapes and amenities that when fully implemented will ensure a unique, Park with a historic flavor. Finally, attention is turned to the implementation of the vision by outlining a series of governance, management, maintenance and funding strategies.

## PLANNING SEQUENCE

1. An analysis of the existing conditions of each of the Park systems to provide a baseline of understanding of the Park's infrastructure & needs
2. An analysis of the historical evolution of the Park
  - Public Workshop: Issues & Ideas
3. A vision statement that describes the role, character and importance of Hyde Park
4. A set of goals that, when achieved, will ensure a diverse, multi-purpose, and environmentally sound Park that is responsive to the needs/desires of its users
5. A series of design principles, which provide more guidance on the site-specific manner in which to realize the vision and goals
  - Public Workshop: Vision, Goals & Principles
6. Specific recommendations for improvements to Hyde Park that are integrated into geographically specific proposals
  - Public Workshop: Schematic Design
7. An Implementation Strategy including governance, funding, operational and maintenance recommendations
  - Public Workshop: Draft Master Plan



Hyde Park Neighborhood



Hyde Park Master Plan



Neighborhood Urban Design Plan - Land Use





Bank on Bremen



The Corinthian Column Water Tower



Salisbury Streetscape across from the Park



Clay School in Hyde Park Neighborhood

## PARK HISTORY

**HYDE PARK** has a wonderful and diverse history spanning over one hundred and fifty years. From history collected by the city and the Parks department, the following information has been reviewed, edited and assembled. The neighborhood currently known as Hyde Park was once the town of Bremen. The land bounded by Blair Avenue on the east, Salisbury Street on the south, 20th Street on the west and Bremen Avenue on the north is known today as Hyde Park. Presettlement vegetation for Hyde Park most likely consisted of an oak-hickory or mixed deciduous forest. Tree species would have included white oak, red oak, shagbark hickory, sugar maple, redbud and hophornbeam. A survey of the town area was executed by Edward Hutawa in 1844 at the direction of the four principal property owners; George Buchanan, E. C. Angelrodt, N. N. Destrehan and Emil Mallinckrodt. They were the incorporators in 1850 and streets were named in their honor. Broadway was the main street and was dedicated as a public highway on May 10, 1852. The towns' limits extended from the river on the east as far west as 20th Street and from Dock Street on the south to East Grand Avenue on the north. It included the Farrar tract, which later became Hyde Park. Annexation of Bremen to St. Louis was submitted to the citizens of Bremen at an election in April, 1856, when they voted in favor, thus ending the official existence of the town of Bremen. What is now the site of Hyde Park was originally part of a land grant to Gabriel Cerre, which was purchased by Dr. Bernard G. Farrar in 1842. Dr. Farrar, the first doctor in St. Louis, made his fortune in medicine and pharmaceuticals. He became a victim of the cholera epidemic in 1849 and his widow subdivided the tract in 1850. **In 1854, the land, along with the family mansion, was purchased from Mrs. Ann C. T. Farrar for \$36,250 for Park grounds.** The Park grounds were leased to vegetable gardeners and thereafter as a beer garden with the revenue derived being expended for its improvement. Near the center of the Park stood the mansion, which served as a bar and restaurant with hotel rooms for guests on the upper floors.

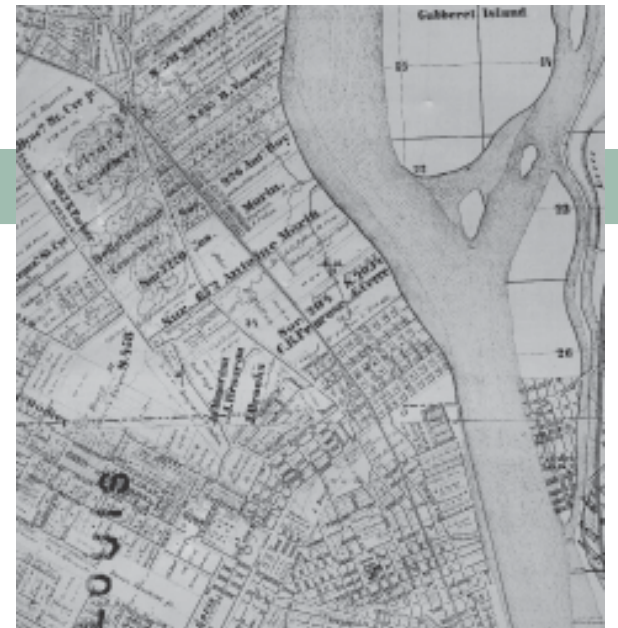
**During the Civil War**, political meetings and festive observances were held in this Park. An event held on July 4, 1863 ended so tragically that the leasing was discontinued and the sale of beer forever banned here. Up to 10,000 people along with almost 100 convalescent soldiers from the nearby hospital at Benton Barracks (Fairgrounds Park) gathered for this Independence Day celebration and balloon ascension. The animosity of Union soldiers towards southern sympathizers mounted as the day grew. The old mansion was badly damaged, the partially inflated balloon was torn to shreds and the bar and restaurant attacked. A request for protection was made to Colonel Almstedt's regiment, quartered just outside the western fence of the Park. A company of these soldiers fired on the milling crowd. The victims, all innocent bystanders, included two fatalities and seven wounded.

In 1870, the old Farrar mansion was razed and the Park deteriorated until 1874 when improvements were begun. By 1876, a pond and fountain had been installed along with meandering walks and landscaping. **It is believed that the Park took its name from the famous Hyde Park in London.** A fence was erected on the Bremen Avenue side of the Park to keep out stray cattle from herds being driven along the street to the riverfront stockyards. Construction of a bandstand was completed in 1896 at which time the Park also contained floral display greenhouses. A fire station has occupied the corner of Hyde Park at Blair Avenue and Salisbury Street for many years. Construction of its perimeter streets reduced the area of the Park from its original 14.50 acres to the present 11.84 acres. Many features and landscaping were removed within the Park and alterations were made. Changes to style and location of elements in the Park were primarily altered during the Mid- twentieth Century. Park features which remain today in their current location include: the framework of the path system, the Lake, and the general placement of the Horse trough and Bandstand. By the 1950's, a number of the plantings had been replaced, the path system altered, and the formal gardens removed. Later, along with many other Parks in the St. Louis area, the primary character of the Park became tree canopy and mown turf.





1875 Aerial Rendering



St. Louis City Map from 1868 - detail



Hyde Park Lake - fountain in the distance



Hyde Park - closeup of fountain



Hyde Park Lake - closeup of paths



Firehouse



Holy Trinity





Third Ward and surroundings



Existing Conditions Base Map



Existing Playground

# HYDE PARK TODAY

## PROFILE

**HYDE PARK** is unique in its location in North Saint Louis City due to the potential of the surrounding neighborhood and the population that it serves. The Park now forms the center of a historic neighborhood that is need of revitalization. The Park is more or less used by its residents and surrounding neighborhoods for events and recreation. People bike, walk and drive to the Park to enjoy walking paths, the exterior sidewalk loop, the playground and to attend events in the Park. Visitors to the Park enjoy movies, concerts, and in the past, fishing in the Lake. Historically, the Park was alive with people day and night throughout year. However, the ammenities and facilities in the Park do not support or add to their experience. Besides the playground, all else is in need of repair and replacement.

**HYDE PARK** could serve nearly twenty thousand people residing within a ten-minute driving distance to the Park. Four thousand live within the small neighborhood alone. As such, Hyde Park has the potential to be a destination Park accommodating a wide range of neighborhood and community wide uses. It is the 24th largest Park in the City's Parks system of 105 Parks. It is a little over a 1/2 mile to Fairgrounds, less than a mile from the Mississippi River, Confluence Greenway and the Riverfront Trail. Hyde Park is well served by the regional and citywide access system. It is connected to the city arterial road system by its surrounding streets – Salisbury, North 20th, and Blair. These streets also provide links into the adjacent neighborhoods. Regional access is provided by Interstate 70 located 1/10<sup>th</sup> of a mile away from the McKinley Bridge. Metro provides public access with bus stops along the southern edge of the Park. Bike St. Louis has routes that run adjacent to the Park connections to major routes throughout the city.

**HYDE PARK** is centered within the 3<sup>rd</sup> aldermanic ward. Hyde Park is located entirely within the Hyde Park Neighborhood. The Hyde Park Neighborhood is surrounded by eight neighborhoods, these being: College Hill, Fairground, Jeff-Vander-Lou, St. Louis Place, Old North Saint Louis, and Near North Riverfront neighborhoods. Several schools and other institutions are located in the area surrounding the Park, including Clay Elementary School. There are six other Parks within reach of Hyde Park: Fairgrounds Park, St. Louis Place Park, Windsor Park, Strodman Park, Jackson Park, and various non-city playground and community gardens. These Parks all vary in size and use in comparison to Hyde Park. The area around the Park is primarily residential with the south end directly on the commercial strip on Salisbury Street, which is undergoing redevelopment. Throughout the neighborhood are other local commercial and light industrial uses.





Existing Park House



Existing Lake



Existing field and Bandstand



Typical landscape character



Cobbles and Paths



Horse Trough with spray pool sculpture



Abundant paving





Horse trough with art piece



Operational Firehouse in the Park



Existing Water Fountain

# PARK CONDITION

## GENERAL LANDSCAPE

**THE CONDITION** of Hyde Park varies greatly between the features, landscape, infrastructure and amenities. Today, the Park is highly underutilized for its size, location and potential within the City Parks system. The Park consists of a total of almost twelve acres and is centrally located within North St. Louis. At the northwestern edge of the Park is the Lake once used for fishing. This one-acre water body, which has stagnation and drainage issues, now stands empty. There is a severe lack of biodiversity and habitat in the Park. Plantings in garden beds throughout the Park and the tree lawns on the perimeter are almost non-existent and hold little aesthetic appeal. There are less than a handful of trees over one hundred years old, which is due to severe damage of various types over the years. Topographically, the highest point in the Park located just to the east of the Park Building is 483 feet above sea level and the lowest point is 466 feet above sea level located at the southwest corner of the Park (Salisbury and 20th). Coordinates for the Park's high point are N38°39.713' and W90°12.097'. The elevation of the Park increases slightly from west to east. The soil type indicated for the Park by the survey is 18C Urban land – Harvester Complex 2-9 percent slopes. These slopes do not allow for wide open recreational fields, but rather paths, and other passive activities and gatherings.

The City's Forestry Division conducted a tree inventory in Hyde Park on June 5, 2007. Excerpts are used throughout this report. Thusly, inventory data provides information about the existing tree resource in the Park identifying strengths, weaknesses, trends, current condition, and status; and serves as a supporting element for the development of the Park. It has indicated the crucial need for new trees in Hyde Park. Each tree was assessed based on common observable health indicators such as foliage, structural defects, size or shape, and form and assigned to a health class. At the time of the report there was a tree population consisting of twenty-nine (29) different species of tree: 128 trees comprised of 119 canopy; 6 understory; and 3 evergreen trees. The current tree species diversity in Hyde Park is good, as no single species exceeded more than 15% Park's total tree population. However, Hyde Park has a less than desirable health distribution. Only 39 of its 128 trees or 38% of the Park's total tree population were categorized as having good or excellent health. Additionally Hyde Park's size distribution ratio is less than ideal. Therefore, maintenance needs were identified during data collection and 46% of the tree population in Hyde Park fell into one of the four maintenance need categories of removal, hazard tree removal, clearance prune or hazard prune. The resultant is the recommendation 49 of the trees be removed due to hazards to public safety.

## RECREATION & AMENITIES

Hyde Park provides a very low assortment of active and passive recreational opportunities for its visitors. The Park offers paved walking trails, a playground, a Bandstand, a fishing Lake (currently drained), horseshoe pits, restroom facilities and open recreational spaces. The restroom facilities are dilapidate, in poor condition, and not up to accessibility codes. The general infrastructure of the Park is aging quickly and many of the paths and utilities were last upgraded two, three or more decades ago. The noncontiguous path system, thus not a walking circuit, is crumbling in many locations and particularly along the path edges. Various areas of concrete remain from former uses or paving. Key buildings in the Park include the Park Building (including restroom facilities) and the Bandstand, which are both in need of structural repair and renovation at the very least. In the southeast corner of the Park is an active City Firehouse. Over the years a number of monuments and public art pieces have been placed and removed throughout the Park. The remaining pipe sculpture in the historic horse trough stands dry at this time. Many of these features have withstood many years of neglect however, due to funding and maintenance it has been more cost effective to remove and/or repair them as other volunteers and groups have come forward.





Existing Conditions Base Map

## HYDE PARK

### ISSUES

- Need to Renovate valuable structures and preserve historic character
- Lack of age-appropriate/diverse playground equipment
- Poor lighting
- Perception of poor safety & security
- Lack of continuous circulation throughout the Park
- Need new amenities/facilities
- Need additional activities
- Not enough Shade in the Park
- Poor ecosystem & Lack of plantings
- Not enough capital to make improvements

### IDEAS

- Restore& expand Bandstand
- Add more picnic pavilions & amenities
- Restore historic gardens & tree canopy
- Restore Lake
- Return or duplicate Historic statue & horse trough
- Connect path systems & make ADA accessible
- Create age appropriate playground equipment / activities
- Create places for special events in Park and along Salisbury Street
- Add various scales of lighting



Existing Aerial of Hyde Park & Neighborhood in context to the Mississippi River & I-70



Existing Aerial of Hyde Park & Neighborhood



Diagram of Existing Tree Canopy

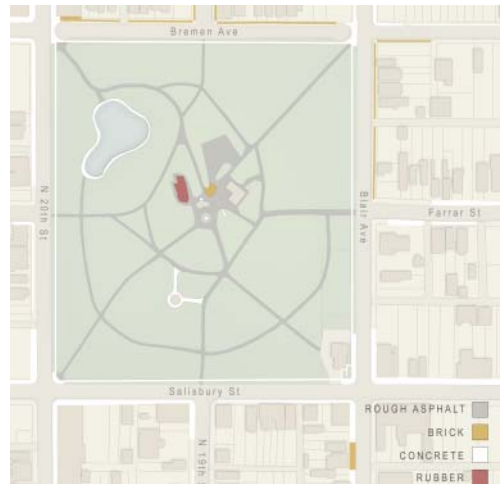


Diagram of Path Type





Concept for green connections in the Neighborhood



Charater Images to guide Implementation



Charater Images to guide Implementation

# VISION & GOALS

## VISION

The following Vision and Goals were crafted with and by the community during the public meetings. When accomplished they can ensure a diverse, multi-purpose, environmentally sound future for the Park and its users.

**HYDE PARK IS OUR NEIGHBORHOOD’S CENTRAL GATHERING PLACE. IT IS THE HOME OF UNIQUE EVENTS AND ACTIVITIES THAT CELEBRATES AND DEFINES OUR CULTURES, HISTORY, INTERESTS, AND LANDSCAPE. THE PARK IS THE CATALYST FOR OUR FUTURE - EVOLVING IN RESPONSE TO CHANGE. ALWAYS MOVING FORWARD, IT SHALL REMAIN AN ENDURING DESTINATION FOR ALL - THE PLACE TO EXPERIENCE OUR RELATIONSHIP WITH BEAUTY, NATURE, AND COMMUNITY. AS THE FOCAL POINT OF THE SURROUNDING NEIGHBORHOODS, IT SHALL REMAIN ONE OF OUR MOST IMPORTANT CIVIC PLACES FOR WHICH WE ALL HAVE SHARED RESPONSIBILITY.**

## GOALS

### HYDE PARK WILL BE:

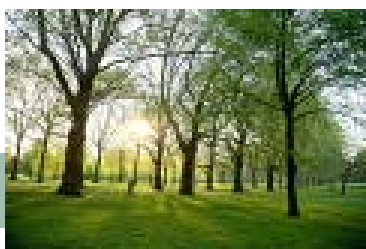
- A central gathering place for the residents of Hyde Park Neighborhood
- A unique, accessible, and safe experience for all Park users
- The home of many of the community's special events celebrating local heritage and holidays
- Well managed, governed, and adequately financed, based upon an open and inclusive public/private process

### HYDE PARK WILL:

- Embrace the principles of sustainability
- Repair, preserve and maintain the natural systems and habitats of the Park, now and in the future
- Respect and build upon the history as a strolling Park and landscape
- Value natural and scenic beauty as the basis for the enjoyment of the Park, regardless of future changes in types and levels of Park activities and Park users
- Provide educational and volunteer programs, events, and outreach activities

The principles of stewardship, partnership, and shared responsibility among all entities will govern the implementation of the Hyde Park Master Plan





Charater Images to guide Implementation





The Historic Horse Trough & Gravel Garden with the Native & Wildflower Garden



New Large Pavillion with Tent Area



Flowering Promenade Entrance, bordering the Bandstand Field & Salisbury Plaza

# MASTER PLAN

## THE HYDE PARK MASTER PLAN

In efforts to align with the Hyde Park Neighborhood Urban Design Plan principles and other plans, Hyde Park must be handsomely landscaped and well maintained to provide a good environmental image of the district and neighborhood. Large scale public events are and can continue to be provided within Hyde Park. While providing a place for civic functions with its Band Stand, Hyde Park will remain primarily a passive Park. Windsor Park, as well as Fairgrounds Park, currently contain many activites and are recommended to remain active recreation Parks.

The Hyde Park Master Plan builds on the passive character and its history as a strolling Park with highly developed gardens, landscapes and water features. Historically, these strolling paths were designed to meander past lush flower beds and alongside water features with formal plantings. Interest and patterns of color were created through the use of formal plantings from ground cover to mid-canopy to high canopy trees. Today, whilst using the Victorian nature of the Park as the touchstone, the master plan was developed to consider sustainability, maintenance, longevity and use of the future Park. It introduces a level of planning that places low maintenance plantings as functional and pleasing, as well as to create habitat. The paths will once again meander past landscapes and gardens, but now they will be interconnecting loops, and ADA accesible. There will be resting points with amenities for users. Pavillions for gatherings. The gardens will be planted and maintained with native flowers and greenery, providing habitat, biodiversity and shelters for small wildlife. The gardens will be planted to provide beauty for all seasons. The Park will guide the desire for aesthetics while assuring resources to maintain a well designed, functional and healthy Park in perpetuity. This too will be achieved through low maintenance planting selections and horticultural methods.

Upon implementing this plan, the challenges facing Hyde Park today are numerous. Parks Departments around the country and here in St. Louis are facing budget shortfalls and are cutting down on the maintenance and upkeep of their Parks. Private funding is being stretched and is harder to come by to make up the match with public funds. The steps to move towards implementation will be many, and creativity will be needed to ensure success. The facilities in the Park need to be updated to match the needs of the Park users. The demand for multi-use facilities and Parks in the region is shown through the construction and addition of community venues in city Parks. Today, with the help of this plan, the invigoration of residents and volunteers and, with the support of the City of St. Louis, the energy can build and multiply to make Hyde Park even more vibrant and exciting.

Based upon the vision and goals as well as the analysis of the history and existing conditions of Hyde Park, the designers developed the following design recomendations represented in this document.





The Hyde Park Master Plan



The Playground & Expansion Area with Gravel Garden



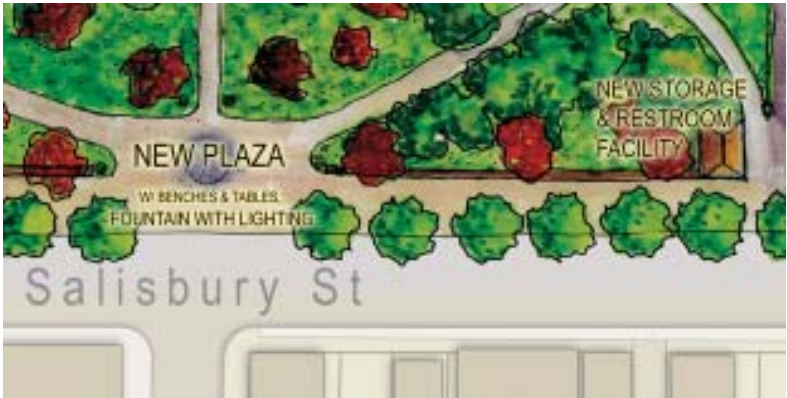
The Lake with Special Events Area and Grass Amphitheater



The Informal Rose Garden with Picnic Pavilions



The Bandstand and Field



The Salisbury Street Plaza with Fountain & New Restroom Facility





Proposed Gardens & Landscapes



Historic Lake edge treatment



Charater Images to guide Implementation

# GARDENS & LANDSCAPES

## EXISTING CONDITIONS

### LANDSCAPE OVERVIEW

Hyde Park was originally designed as a highly colorful landscaped Park with flowerbeds and gardens. Over time, as the level of maintenance has changed so have the number of planting beds and a variety of plants within the Park. The landscape features of the Park are primarily made up of trees with very few planting beds and mostly mown turf lawns. Neighborhood volunteers currently undertake maintenance and care of some plantings, but mostly in the corner community garden. Thus, the gardens and landscapes within the Park are limited. Basic maintenance of mowing and tree removal is undertaken by the Parks Department. Volunteers have been planting young trees along Blair and Bremen annually. The overall landscape conditions range from good to fair.

## DESIGN RECOMMENDATIONS

Develop a comprehensive landscape plan that provides diversity of spaces, character, and plant material, including plazas, water features, specialty gardens, and tree canopy.

**THE GARDENS & LANDSCAPES** will be developed based on the idea of the former gardens and landscapes that once graced Hyde Park. The plan is envisioned as a series of gardens on contiguous paths that encircle the activity center of the Park - the **PLAYGROUND** and overlooking the Lake. Each garden has a distinct character and will be developed as a part of a cohesive and integrated Park setting. **THE LAKE** has always been a focal point as the largest water feature in the Park. The area will once again hold the captivation of visitors with its benches facing the Lake, landings along the water's edge, landscaping area around the new picnic pavilion, and the replica of the historic Hyde Park Fountain. **THE BANDSTAND & FIELD** will be reborn as the primary location for concerts in the Park. The Bandstand will be restored with broad steps for performers at its base; and the field enhanced with grading and shade trees for viewing events towards the **SALISBURY PLAZA** or the Bandstand. The **INFORMAL ROSE GARDEN** builds on both vistas and contemplation. The area will include a labyrinth through hardy low maintenance ground covers and roses with a view facing the eastern entrance down to the Lake - a spectacular burst of fuchsia and purples a top the hill. The **NATIVE & WILDFLOWER GARDENS** will be developed, in place of high-maintenance plantings - as a pastoral setting with shaded viewing areas along the edges allowing for views to the playground and Large Pavilion. This will build upon the gardens while expanding it to provide an area for strolling and sitting. The paths through this garden will be mown. **THE HISTORIC HORSE TROUGH** will be refurbished, within a gravel garden and grove leading to the children's playground. The future expansion will include an interpretive adventure playground and a spray pool. The **NEW LARGE PAVILION** itself will be a new community facility with a catering kitchen that can be used year round for events and celebrations, whilst scattered pavilions adapt for smaller uses. Each landscape views into the next ranging from formal garden beds to the shaded field to the Salisbury Street Plaza. The path system connects the various gardens to one another through the primary loop path, shaded by high and mid-canopy seasonal trees. Secondary paths connect the features to the primary path system. The planting of the recommended 254 new trees will result in an increase of tree species diversity from 29 species to 59. With this addition, each garden has its own distinct qualities and features that allow for a varied experience to neighborhood residents and visitors to the Park.



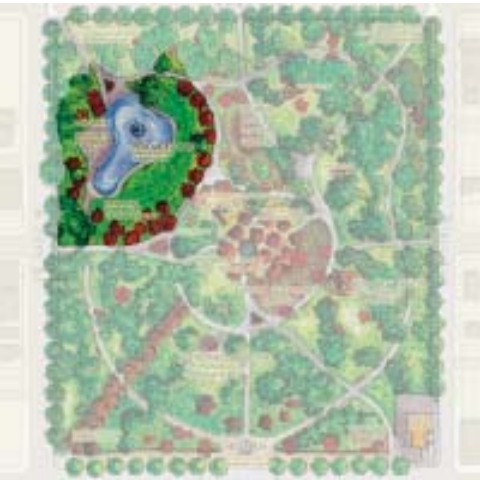


Charater Images to guide Implementation

## SPECIFIC RECOMMENDATIONS

- Create biodiversity in plant type
- Specify plantings to address character, aesthetics, low maintenance and seasonal conditions
- Preserve specimen and heritage trees
- Use mid-canopy trees as informal backdrops along the Park edges and to frame key gardens and landscapes
- Use native and drought hardy species
- Use tree species to address diversity in canopy, view and vistas
- Regrade for the proper drainage and Park accessibility where necessary
- Link garden and landscape areas together through vistas, axial relationships and views
- Implement the reforestation program
- Provide ornamental grasses on all steep slopes where necessary
- Provide irrigation for all of the key planting beds, gardens and landscapes through collection and gray water systems where possible
- Use informal landscaping around the fields
- Create informal lawn areas to gather and sit
- Add flowering trees creating points of seasonal flow-ering interest around the Park.
- Replace or remove poor quality plantings and trees to open key views and vistas in the landscape.
- Create flower massing and monocultures in large numbers for aesthetic impact
- Consider planting trees adjacent to paths for shading designated seating areas
- Incorporate existing trees into planting design where possible.
- Maintain a tree population of at least 330 trees with the appropriate distribution of type and species with diversity of at least 5% evergreen, 20% understory and 75% canopy.
- Develop maintenance and volunteer program
- Perform all maintenance needs (pruning and removals) identified in the tree inventory
- Maintain the species diversity of the Park so no one species exceeds 15% of the total Park tree population





The Lake with Special Events Area & Grass Amphitheater



Charater Images to guide Implementation



Water Lillies to help water quality of Lake

# LAKE

## EXISTING CONDITIONS

**THE LAKE**, is the primary water feature in Hyde Park. Aproximately one acre in size, it is located at the northwest corner of the Park. In the past, the Lake was stocked by the Missouri Department of Conservation for ADA accessible and recreational fishing. Today, the Lake stands empty. The infrastructure of the Lake is currently in poor condition with a deteriorating edge treatment, poor water quality and insignificant surroundings. Water quality problems are in part due to a permeable bottom and aging water circulation infrastructure that needs to be replaced, repaired and upgraded. Water stagnation and issues with proper drainage also need to be addressed in connection with the Lake.

## DESIGN RECOMMENDATIONS

Renovate and restore the Lake as a special feature for small events with seasonal color, a picnic pavilion, a grassy amphitheater, and a replica of the historic fountain.

**THE LAKE**, located at the edge of the Park, provides an area of focus with a signature landscape framing views to the water. The plan is to improve the condition of the water feature while also improving the water quality. The fountain in the Lake will be a replica of the historic Hyde Park Fountain, once centered in the Park, to have a protected placement, but also with a more expansive overall size and shape than a bubbler fountain. The ability to provide better access to the water's edge is critical to further increase the use and enjoyment of the Lake. The concrete Lake edge will be expanded all around the Lake in front of the hill slope and the path system to provide access and seating at the water's edge. The hill slope will be graded to form an amphitheater along the Southeast side to view events at the pavilion and paved area. Trees lining the upper path will provide seasonal color and beauty. Future phases will provide fishing opportunities, and line the edge of the Lake with plantings and stones. With a view from the top of the hill to the playground and vistas of the replica fountains and water, the improvements to the area provide much more interactions with the Park.

Electrical service for both event lighting and sound will be provided at the Pavilion to allow for larger Park events, movies, and concerts to occur Lakeside. The picnic pavilions will be developed in character of the Park for use as amenities. Singular benches will also be provided at key locations to take advantage of views of the Lake, shade and gardens





## SPECIFIC RECOMMENDATIONS

- Consider placing the historic Hyde Park Fountain or its replica as key focal point in the Lake.
- Repair deteriorating infrastructure and concrete edge around Lake
- Clean Lake of debris
- Ensure the promenade remains ADA accessible
- Connect platform along the western end of Lake to the path system.
- Provide additional seating adjacent to the path system that takes advantage of the view to the Lake.
- Maintain Fountain
- Develop signature landscape
- Provide seasonal color by varying varieties and species of plantings
- Provide picnic pavilions in locations on axis with fountain
- Move path away from Heritage tree root system
- Improve drainage
- Improve water quality and circulation
- Preserve the visual and audible appeal of the water but limit access for fishing in the near future
- Treat the edges of Lake near the hilltop playground as inaccessible edges with numerous dense plantings to increase safety
- Discontinue Missouri Department of Conservation status fishing program temporarily and retain deepen Lake for overwintering fish for future program reinstatement
- Create a structured Park path and plantings, where there is currently erosion along the slope of the Lake.
- Create an amphitheater around the Lake for sitting and watching the fountain, or for special events.
- Improve slope on hill for seating
- Add trees around the Lake creating shade and an additional dimensional element to the Lake with the reflection of the trees in the water

Character Images to guide Implementation



The Bandstand and Field



Existing Bandstand details to be restored



Charater Images to guide Implementation

# BANDSTAND & FIELD

## EXISTING CONDITIONS

**THE BANDSTAND**, the original one, was constructed in 1896 at which time the Park also contained floral display greenhouses. Today's Bandstand, although not a key historic feature, is a well loved structure and venue in Hyde Park. The development of the Bandstand in that location is critical to the ability of many to enjoy the concerts and events that fill the Park. Today, it has a crumbling base and an insufficient amount of room for performances. The base of the Bandstand is in very poor condition and will need to be evaluated to determine whether it can be renovated or will have to be replaced. The area surrounding the base includes excessively wide paths that are in fair condition and poor placement. The fields to the south have some drainage issues that can be addressed through regrading.

## DESIGN RECOMMENDATIONS

Create a special events area for performance in the southwest quadrant of the Park with the existing Bandstand, grassy seating, amenities, and shade trees

**THE BANDSTAND & FIELD** will become the primary location for concerts in the Park and large events. The Bandstand structure will be renovated based on historic character images and aesthetic appeal. There will be lower terraced paving immediately below the Bandstand base that will provide an additional performance area. This lower level needs to be developed to meet the necessary ADA requirements. Electrical service for both event lighting and sound will be provided at the Bandstand to allow for large Park events and concerts. The paved paths at the base of the Bandstand are reduced to expand the adjacent field and provide a better relationship for pedestrian movement. The intention of this area is to allow events to spill over into the Salisbury Plaza (see page 26).

**THE FIELD** to the south of the Bandstand will be regraded and landscaped to provide a seating area with views back to the Bandstand. The center of the field is free of existing trees and provides an open area with clear views to the Bandstand. The southern edge of the field will provide shaded areas beneath the trees. Flowering trees will provide color and shade around the path area adjacent to the Bandstand. An entrance colonnade of trees will add an element of formal scale to the Park entry and definition to the field. Other portions of the Park's pathways shall also be lined with trees to not only create shade for those using the paths but to introduce an element of color.





## SPECIFIC RECOMMENDATIONS

- Bandstand renovated and kept as "making it a focal point for the Park"
- Develop paint and material color scheme for Bandstand
- Renovate or replicate existing Bandstand Base
- Provide an ADA accessible lower terrace performance area
- Retain the current axial relationship with field
- Move paths
- Provide additional trees for shaded viewing areas in sloped area
- Create plantings at base of Bandstand
- Provide irrigation for planting beds and gardens at base of Bandstand
- Create event seating and re-grade field to the south of the Bandstand for viewing and drainage
- Provide additional trees at southern edge of field for shade, diversity, and backdrop at the Plaza
- Provide electrical service for event lighting and sound system
- Maintain an open area east of the Bandstand that can also be used for passive recreation.
- Plant canopy trees along the periphery to define this space and shade as well

Charater Images to guide Implementation





The Informal Rose Garden with Picnic Pavilions with the Native & Wildflower Garden



Charater Images to guide Implementation



Charater Images to guide Implementation

# FLOWER GARDENS

## EXISTING CONDITIONS

The Park currently has little to offer a wide variety of species, habitat or pleasant vistas for users. Once a landscape scatterd with formal plantings and gardens, the majority of the landscape now consists of mown turf and high canopy trees. Seasonal color is minimal. The functionality of the Park's ecosystem is poor.

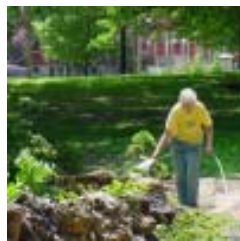
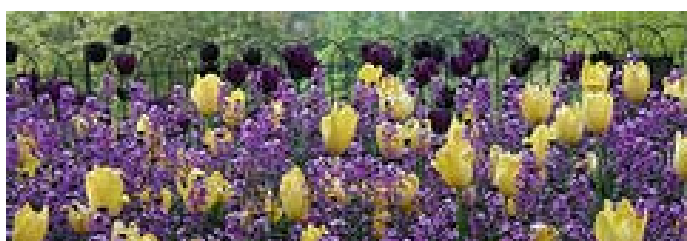
## DESIGN RECOMMENDATIONS

Create the splendor of the historic gardens through a habitat of spectacularly colored and low maintenance hardy species of native & flower gardens

**THE INFOMAL ROSE GARDEN** builds on both vistas and contemplation. The area will include a mulched labyrinth through hardy low maintenance ground covers, and grasses and tall hardy Knockout Roses. The views of this area will be a spectacular burst of fuchsia and purples a top the hill. Paths will be mulched or crushed stone. Maintenance to be adopted by volunteers, as with all of the specialty gardens and plantings. The recycled granite cobble stones may be used to line the paths and create special interest on the ground plane of the garden.

**THE NATIVE & WILDFLOWER GARDEN** gardens will be developed, in place of high-maintenance plantings - as a pastoral setting with shaded viewing areas along the edges allowing for many events to occur and views to the playground and Large Pavilion. Sitting right on the Mississippi Flyway for 40% of the nations song birds, it would seem appropriate to have a place to view an enjoy them as well as other beneficial creatures: butterflies, ladybugs, etc.This will build upon the gardens while expanding it to provide an area for strolling and sitting. The paths through this garden will be mown. This area will provide a place for people to wander through shaded and landscape beds and to sit and enjoy the flora and fauna. New seating areas will be developed with both formal benches and informal seating areas. Plantings and birdbath locations can be used to encourage birds, butterflies, and other small wildlife into the garden. The canopy of new trees will provide shade to parts of the garden area. The new perimeter garden paths will be ADA accessible and connect to the primary path system. The planting palette include some seasonal color and flowering varieties of Midwest-ern wildflowers: New England Aster -Cornflower - Siberian Wallflower - Lance-Leaved Coreopsis - Plains Coreopsis - Larkspur - Sweet William Pinks - Purple Coneflower - Blanketflower - Indian Blanket -Annual Baby's Breath - Blue Flax - Perennial Lupine - Dwarf Evening Primrose - Corn Poppy - Prairie Coneflower - Claspig Coneflower - Black-Eyed Susan - Catchfly





## SPECIFIC RECOMMENDATIONS

- Create ADA accessible paths (existing and new) connecting areas of the gardens to paths
- Create a vista from the garden to the New Large Pavilion and Playground
- Remove turf and develop a pastoral setting
- Infuse into the plant palette natural pest deterrents to protect plants
- Extend paths throughout the garden and meadow by mowing
- Design path system to avoid heritage trees
- Create formal and informal seating areas
- Provide freestanding "art as birdbaths" among the plantings and paths
- Provide proper soil base to encourage natural irrigation for planting beds and gardens
- Remove invasive underbrush and plantings
- Expand the garden to the path's edge
- Create a unique garden in the Park using native plants and wildflowers
- Add landscape and trees to provide shade
- Provide a diversity of plantings and trees to attract birds
- Provide plant diversity for seasonality
- Develop community endeavor for care of plantings
- Develop art outreach for benches and birdbaths
- Provide mid-canopy of flowering trees to provide a visual backdrop and seasonal color





The Playground & Expansion Area with The Historic Horse Trough & Gravel Garden



Existing Playground



Character Image of Knockout Roses for Informal Rose Garden

# PASSIVE RECREATION

## EXISTING CONDITIONS

**THE CENTER OF THE PARK** has changed from its once glorious heyday of pristine landscapes and super ornate fountain with a young figure topping sprays of water. At one time you could have colorful vistas from all around. It remains the Park's highest areas. Views to Salisbury, the playground, the Lake all coming at this juncture. The conditions are different today. The horse trough was redone as a public art project in the early sixties. Although it seems that this piece holds now intrinsic or historical value, it remains, and not working. The paths are eroded. The Park Building is deteriorated and locked. Restrooms are not available. Amenities are far from abundant. Benches are precariously placed. There is no shade and the water fountain rarely works. The playground, recently redone, will need to be replaced in a few years with a more diverse age range for better usage.

## DESIGN RECOMMENDATIONS

Focus passive areas and gatherings around the historic Horse Trough and playground, connecting the gardens and features to the center of the Park.

### THE HISTORIC HORSE TROUGH CENTRAL PLAZA & GROVE

provides users of the Park an area for informal passive recreation and picnicking. The gravel garden and grove will also provide an overflow area for events from the Bandstand, field, play ground, and Large Pavilion. It is a place to rest whilst enjoying the vistas of the flower gardens, listening to the fountain in the historic trough. A tent location identified for large events nearby allows this area to become a night lit space for parties, weddings, and gatherings. Additional trees will provide shade for people viewing events and picnicking. Mid canopy flowering trees will provide a visual backdrop and seasonal color around the edges of the field. Reused granite cobbles in the permeable surface provide visual textures to the paths.

### NEW PLACEMENT FOR OLD SPHINX BENCHES

will provide a new home for the beloved benches designed by Bob Cassilly for the City of St. Louis Gateway Mall. They create places for people to sit and enjoy the playground, gardens, long views to the water, and other areas of the Park. Additional seating, benches and picnic tables will be provided around the playground and in the Horse Trough gravel garden area. Single and double seated benches with tables will provide seating within and around the gravel garden that can also be used as seating in different areas of the Park.

### THE CHILDREN'S PLAYGROUND

is adjacent to the gardens. It looks down on the Lake and across the series of gardens which surround its periphery. The playground has room to be expanded to the east and upgraded. The hopes are for a large interpretive adventure playground that will appeal to all ages, interacting with materials, water, textures, and scale. Perhaps one can find in the new expansion an archaeological experience from the Farrar Mansion, or civil war replicas, or livestock which once grazed in these fields. It will be an adventure well worth the placement within the heart of the Park. The Pavilion is on axis with the Lake Pavilion and the Horse Trough. There is potential for an expanded spray pool to be located close to the playground providing a water feature for the area.





Existing Sphinx Benches & Character Images to guide Implementation

## SPECIFIC RECOMMENDATIONS

- Remove underutilized recreational elements: horse-shoe courts and existing spray pool sculpture
- Upgrade playground and complete rubberized ground surface
- Design adventure playground and seek donors
- Provide new seating adjacent to the playground
- Update and expand Facilities, amenities and Playground equipment
- Remove excess pavement
- Recycle granite cobble stones
- Provide pedestrian scale lighting throughout area and paths
- Refurbish and install Sphinx benches located at Parks Department
- Install small lights in trees
- Move Sphinx benches to playground
- Re-grade center to provide proper drainage
- Provide additional trees for shaded viewing areas and informally shape views and vistas
- Provide mid-canopy of flowering trees to provide a visual backdrop and seasonal color
- Create a formal display garden around the renovated horse trough
- Maintain and establish west (afternoon) shading canopy trees for playground
- Develop a gravel garden outdoor seating area to the west of The Park Building
- Provide a new spray pool feature in the expansion of the playground





The Salisbury Street Plaza with Fountain & New Restroom Facility, Streetscape, & New Large Pavillion with Tent Area,



Charater Images to guide Implementation



Event Charater Images to guide Implementation

# INFRASTRUCTURE & BUILDINGS

## EXISTING CONDITIONS

**THE INFRASTRUCTURE & BUILDINGS** located in Hyde Park are in fair to poor condition. The Park Building, which is of no historical value, is in dire need of both interior and exterior renovation. Like the historical fountain, the fence, once surrounding Hyde Park is missing. (Some neighbors claim to have seen it in other Parks in the region) All the utilities need to be updated for efficiency, future needs and safety. All other structures, which currently provide interest within the landscape of the Park, are listed separately in this report.

## DESIGN RECOMMENDATIONS

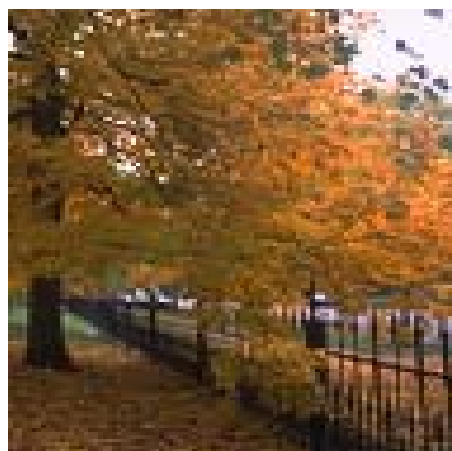
Remove or renovate existing Park structures and infrastructure to address current and future needs in the Park, using sustainable building materials and methods whenever possible

**THE UTILITIES, THE FENCE** & basic infrastructure needs to have a detail assessment performed that will evaluate upgrades and a plan for implementation. As projects are underway the upgrades to the infrastructure will need to be scheduled to not disturb any newly completed renovations. New historic light fixtures will be installed along the path system within the Park. Feature lighting will also be used to highlight structures and features within the Park. Utilities will also need to be provided to new pavilions, the new restroom facility and the Bandstand to allow for functional amenities and events and concerts. The fence will need to be replaced around the entire perimeter of the Park with the exception of the corner entries, mid block entries and along the Salisbury Plaza or in the case of areas that cannot be replaced in a historically sensitive manner to match the existing profile. Probable future structural and vandalism issues related to the fence and gates will also need to be addressed.

**THE PARK BUILDING** is in need of extensive renovation. The restrooms are not fully functional, nor are they to code. It has no intrinsic historical value. It should be replaced. For the long-term healthy viability of the Park, a destination venue is critical. At this time, a feasible option would be an open air pavilion with storage capability for utilities, minimal catering facilities and a restroom facility. However, if the Park Building is to be renovated, the exterior should first be stabilized and then the interior renovated for future uses and brought up to code. Formal and informal events could take advantage of both indoor, outdoor spaces and an additional tent space available in the adjacent field. The selection of which option to pursue should be based upon an economic feasibility study.

**THE SALISBURY PLAZA & PERIMETER** can be used as an event location or as overflow when the Bandstand and field are in use. The plaza extends from North 20<sup>th</sup> all the way to Blair. There will be a low seating wall at the edge of the lawn, concrete tables and seats and a zero-collection fountain with lighting. The Salisbury Street Plaza aspires to be used for less formal events in the future, such as a summertime farmer's market festival and the Oktoberfest. The Park streets will be lined with a different species of tree than the other streets of the neighborhood making them unique in appearance. Landscaping emphasis is placed on all entrances to the Park drawing attention to the designation markers and the entry ways. Another new restroom facility with storage capability and wayfinding/visitor information kiosk is proposed adjacent to the Firehouse.



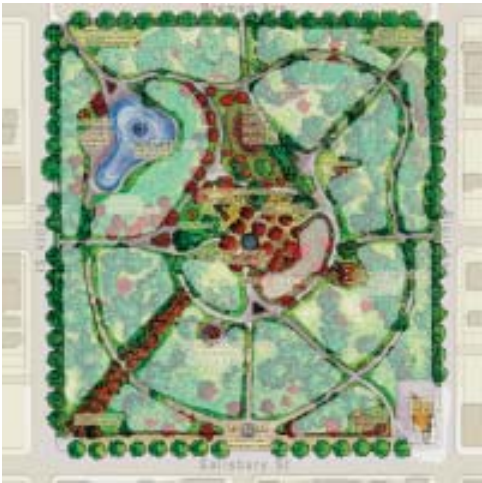


## SPECIFIC RECOMMENDATIONS

- Complete a detailed assessment of the utilities and infrastructure, and develop an implementation plan and program
- Ensure water, electric, sanitary sewer, and storm water designs all address the current and future needs of the plan.
- Plant dramatic landscaping for emphasis
- Line the periphery of the Park with street trees.
- Develop Park amenities that consolidate facilities/uses either within or near the Park in adjacent areas to ensure quality, cost and operational effectiveness
- Create with similar materials and amenities as a plaza along the Park's Salisbury Street to edge serve as seating for daytime users, restaurants, special events, and to connect to the businesses and redevelopment along the Salisbury Street corridor
- Design Salisbury Plaza area fountain with seasonal and event shutoff
- Design or replicate the original fence
- Design Park entrance gates
- Complete a feasibility study to determine financial viability of renovating the Park Building
- Provide an exterior area for a special events tent
- Provide picnic tables and benches to serve the Plaza
- Create density with the landscaping surrounding the paths approaching the plaza in order to open up and dramatize the space.
- Develop Interpretive and wayfinding signage

Character Images to guide Implementation





Flowering Promenade Entrance, Paths, Streetscape, & Salisbury Plaza



Charater Images to guide Implementation



Charater Images to guide Implementation

# PATH SYSTEM & AMENITIES

## EXISTING CONDITIONS

**THE PATH SYSTEM** in Hyde Park provides the primary structure for the experience of the Park and basis for the location of pavilions and other Park features. The original plan for the Park included some variation of those paths existing today, and they were laid out in great respect for, and integration with, the landscape. Historically, paths varied in width with major paths throughout the Park and minor ones in other areas. A simplification of the path system has occurred over the years. The existing path system is in fair to poor condition. There is currently no consistency in the material, width or edge conditions of the paths in the Park. The paths consist of large aggregate asphalt, smooth asphalt, gravel, granite cobbles, and dirt materials. The path widths range from five feet to as much as vast expanses in front of the playground. Many of the paths have deteriorating edge conditions and it is difficult to determine the exact location of the path edge. The paths are not properly graded in many places cause drainage problems and erosion of the areas adjacent to the paths .

There are a limited number of amenities within the Park. The few existing amenities are primarily located near the playground. One water fountain is located within the entire Park and is not functional. The seating opportunities are limited in the Park to a few benches and a couple of picnic tables. The four corner entrance paths lack continuity and should be of the same style. The external sidewalks and tree lawn are in fair condition.

## DESIGN RECOMMENDATIONS

Create an accessible, multi-purpose circular path system for walking, jogging, & biking. Increase and centralize variety and choice of passive recreational activities and amenities

**THE PATH SYSTEM** will be developed as a loop system connecting all key features in the Park. The path system will be completely replaced where necessary. The path material will allow for skaters, bicycles and pedestrians to travel on the paths while inhibiting high-speed movement. The widths of the historic Park entrance paths will remain and smoothly transition to the loop path system. The system will provide ADA accessibility to all key features in the Park as well as the primary walking path and internal loop system. Historic pedestrian scale lighting will be placed throughout the Park. The master plan advocates tree lawn spaces to be planted with grass, flowers, and trees to line the streets, providing a visual marking of the Park and extending it to the street. Signage, both regulatory and interpretive wayfinding , will be installed around the Park and at key features. This will help orient visitors to the Park and the features within. Other amenities such as water fountains, benches and picnic tables will be provided throughout the Park.





Character Images to guide Implementation

## SPECIFIC RECOMMENDATIONS

- Upgrade and expand service and support facilities/ amenities throughout the Park for users, including: seating, water fountains, and trash receptacles
- Reconstruct the path system and adjacent landscaping.
- Increase shaded amenities
- Reduce primary path widths to 8 -10 feet
- Keep sweeping, curvilinear lines of path design
- Remove excessive or obsolete paths
- Significantly increase the amount of passive space and amenities within the Park
- Place benches under trees and on paths
- Create contiguous outer and inner loops
- Replace existing path materials in the Park with new low maintenance material
- All primary paths to be designed for the loading capacity of small trucks
- Renovate all interior paths to be ADA accessible
- Provide new paths to Bandstand
- Provide new paths through the Park's gardens with soft or porous surface materials
- Remove cobra lighting
- Provide historic pedestrian scale lighting at key features and along paths
- Provide safe access for Users through existing trail and streetscape plans
- Provide Drinking Fountains
- Provide Trash Receptacles
- Provide New Seating:
  - Double Benches
  - Single Benches
  - Chairs - Plaza and Trough area
  - Tables – with chess board tops for Plaza and Trough area
  - Picnic Pavilions with BBQ pits
- Provide both regulatory and interpretive signage
- Develop a signage system that is by ADA guidelines
- Develop guidelines for memorial tree or bench signage
- Adopt public art guidelines
- New Restroom is to be the site for a visitor information and storage





# IMPLEMENTATION

## ADMINISTRATION

**THE DEPARTMENT** of Parks Recreation and Forestry currently administers Hyde Park through its Parks Division as part of the overall Park system. During the planning process and implementation input from interested individuals and volunteer groups such as a future Friend's Group is critical. To ensure this ongoing participation, the Master Plan calls for the establishment of a Hyde Park Implementation Advisory Committee. The Committee will monitor and review projects to determine compliance with the Master Plan. The Committee cannot revise the plan, but can submit recommendations for revisions to the Director of Parks, Recreation and Forestry. Membership on this Committee, appointment by the Director of Parks, Recreation and Forestry, will include representation of the various interest groups, neighborhood groups, other Park users and professionals.

## IMPLEMENTATION ADVISORY COMMITTEE

**THE IMPLEMENTATION ADVISORY COMMITTEE** shall meet at least once a quarter, and more often as it deems necessary, to review, discuss and approve proposed projects that are consistent with the goals and principles of the Hyde Park Master Plan. The Hyde Park Implementation Advisory Committee shall establish time frames for review procedures in order to ensure that the project approval process does not hinder the implementation of the Master Plan. Projects to be reviewed include major Park projects that are both privately financed and publicly financed.

**PRIVATELY FUNDED PROJECTS** within the Master Plan will be brought to the Committee by the Director of Parks, Recreation and Forestry once a donor has been identified and a project prospectus developed. The Committee will review the proposed project at this preliminary stage and provide written comments to the Parks Department. Once a preliminary design has been developed under the guidance of the Parks Department, the committee will review the project and provide input. The Committee will have a final opportunity to review and provide written comments on the proposed project prior to final design and approval of the project by the Director of Parks, Recreation and Forestry. At each step of the process, the Committee can suggest seeking public input as it deems that necessary.

**FOR PUBLICLY FUNDED PROJECTS**, the review and approval process is the same except that the project must also be reviewed and approved by the City's Board of Public Service and the Department of Parks, Recreation and Forestry prior to the creation of a preliminary design. The Hyde Park Implementation Advisory Committee will have the responsibility to review the project at each stage of its development, seek public input as necessary, and provide written comments to the Director of Parks, Recreation and Forestry.

**THE TERM** of all exofficio members shall correspond to their respective official terms. Of the nine members appointed by the director of Parks, Recreation and Forestry, three shall be appointed initially for a term of one year, three for a term of two years, and three for a term of three years. All members thereafter shall be appointed for terms of four years each.

## RECOMMENDATIONS

Expand participation in the governance, maintenance, management and funding of the Park through organizations, public/private partnerships, and volunteers

## MANAGEMENT & MAINTENANCE

Develop a long-term comprehensive management and maintenance plan that is tied to available funding resources. Develop volunteer and educational programs. Consider privately funded maintenance crews supplementing city staff on specialty landscapes. Develop volunteer maintenance and fundraising programs

## FUNDING & STEWARDSHIP

Encourage stewardship, partnership, and shared responsibility among all entities. Develop a "Friends of Hyde Park" group to raise private funds and develop capital projects. Create overlay district in redevelopment areas in order to finance necessary public infrastructure and art & performance programming

## GOVERNANCE

Review all legal documents including leases, contracts, and agreements for the operation of facilities within the Park for compliance, funding and maintenance requirements. Consider utilizing public/private non-profit partnerships and volunteers for implementation





Charater Images to guide Implementation

### Responsibilities and Authority of the Hyde Park Implementation Advisory Committee

- Monitor implementation of and compliance with the Master Plan and provide ongoing community input about Hyde Park
- Review significant modifications to the Plan
- Constitute a part of the public review process for major Park projects
- Keep the public informed and advised of matters relating to the Master Plan
- The Board is not authorized and shall not have power to amend or change the Master Plan, but may recommend changes to the Master Plan for consideration to the Director of Parks
- The Board shall meet at least once each calendar quarter and give public notice as required by law and as determined necessary by the Board

### Members Appointed by the Director of Parks, Recreation and Forestry:

- The Committee Membership should be representative of the following up to a maximum of nine members:
- City Representation
  - Parks Department (x2)
  - Alderperson for Ward Three
  - Board of Public Service
- Hyde Park Friends Group
- Neighborhood Representative at-large (x2)
- Landscape Architect / Arborist / Ecologist / Horticulturist
- Planner/Architect





Volunteer working



Volunteers



Volunteer mulching

# IMPLEMENTATION

## FUNDING

Currently funding sources for Hyde Park include the city's general fund. Funding for operating expenses for Hyde Park comes from City general revenue funds which are allocated on an annual basis. These funds are used to cover such expenses as grounds maintenance, facilities maintenance, tree care, utilities, and miscellaneous support services

Additional funding for Hyde Park should be raised through private funding sources, donations and grants. It is recommended that the neighborhood help develop a funding strategy that is coordinated with the City of St. Louis to raise the necessary private funds. It is further recommended that the aforementioned neighborhood group or the Third Ward Neighborhood Council create a paid or volunteer position for a specialist in funding, marketing and special events.

## MANAGEMENT & MAINTENANCE

Hyde Park is currently managed and maintained through the Parks Division of the St. Louis Department of Parks, Recreation and Forestry. It is recommended that the Parks department complete a plan for the continued maintenance and management of Hyde Park that recognizes the projects and changes that will occur in the Park. In support of the Department of Parks, Recreation and Forestry, the Hyde Park Neighborhood should continue to develop their outstanding commitment to and program of volunteer gardens.

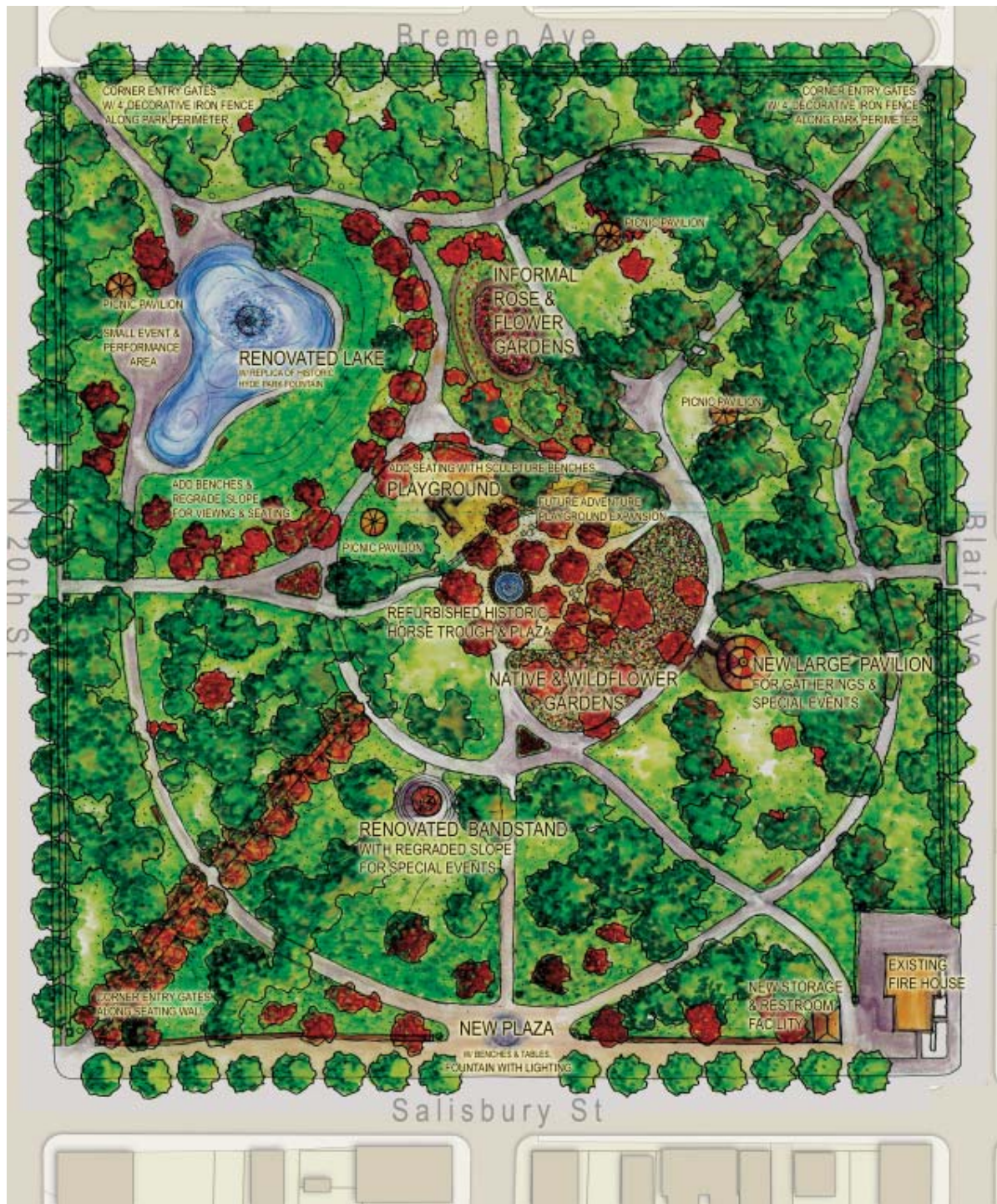
## IMPLEMENTATION PROJECTS

The project below can be implemented as listed or as funding comes through for the Hyde Park Master Plan

### PHASE ONE PART ONE & PART TWO

- |   |   |
|---|---|
| Expand existing special events  | Regrade slope and field                                       |
| Develop marketing, funding and volunteer programs   | Begin volunteer programs for planting                         |
| Create a paid position or volunteer for a specialist in funding, marketing & special events specific to Hyde Park | Renovate Restrooms  |
| Remove underutilized recreational facilities including Horseshoes and amenities                                   | Stabilize exterior of Park building                           |
| Complete an infrastructure implementation plan  | Design Fence  |
| Complete removal of hazardous trees   | Repair exterior sidewalk and add street trees to edge of Park |
| Renovate Bandstand  | Develop maintenance plan for plantings                        |
| Develop a tree maintenance and replacement program to match the Tree Planting Plan & the Master Plan              | Acquire new benches, trash receptacles, etc.                  |
| Begin reforestation plan  |   |
| Removal of debris, benches & Re-seeding;  |   |
| Complete improvements to Lake   |   |





Hyde Park Master Plan

## PHASE TWO

Develop two new special events  
 Complete all paths  
 Complete Historic Trough  
 Complete bathrooms, storage and information kiosk on Salisbury  
 Renovate path system: lighting, seating, signage & amenities  
 Central Fountain (historic water trough):  
 Continue placing landscaping and seating  
 Complete Bandstand and Field  
 Complete improvements to the Special Events area & Lake  
 Begin improvements to Central Plaza & Gardens  
 General landscaping  
 Build Fence  
 Begin Salisbury Plaza in conjunction with the Streetscape project including benches and tables

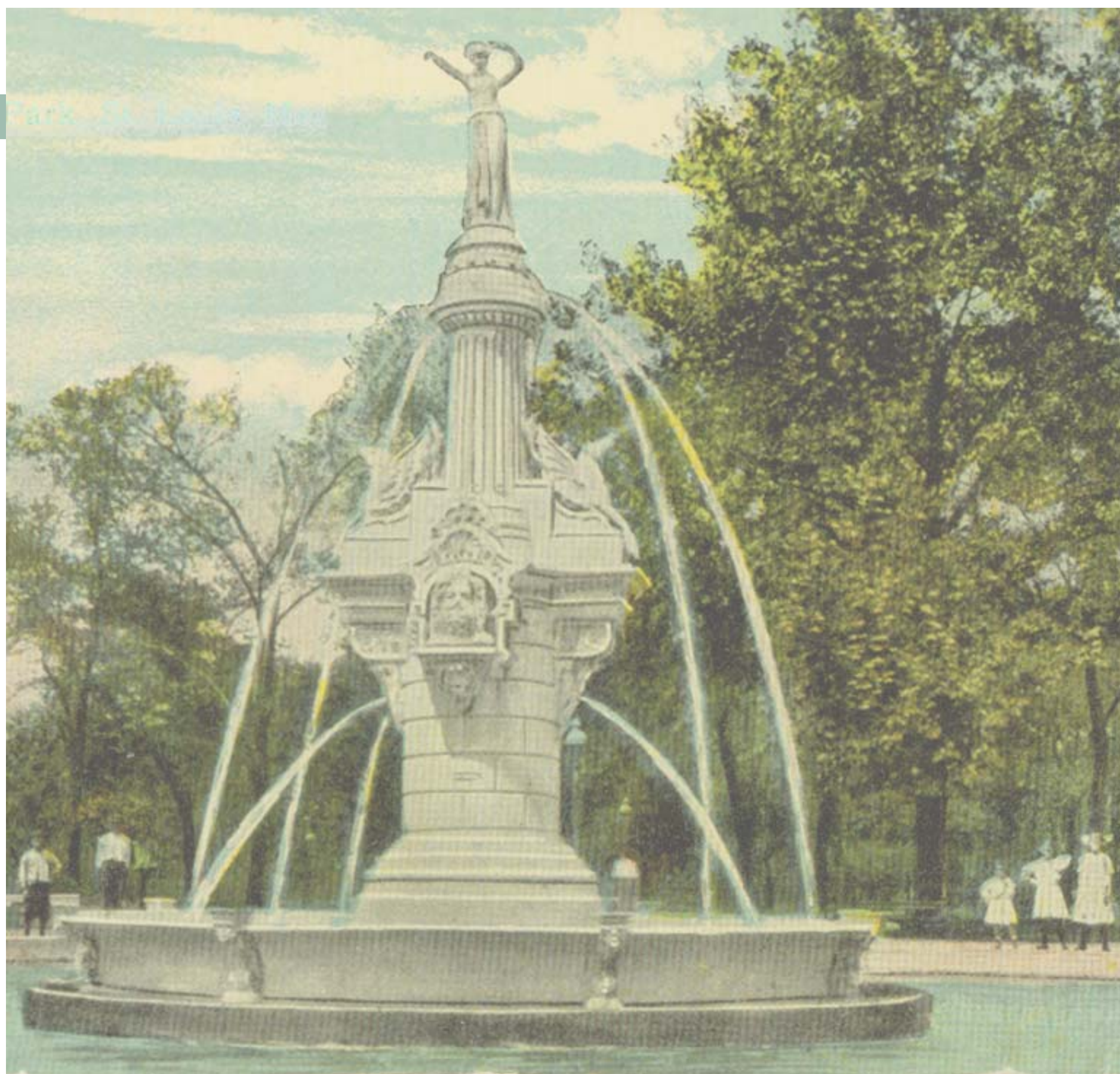
## PHASE THREE

Provide Picnic Pavilions  
 Provide Large Open-air Pavilion  
 Complete Historic fountain in Lake  
 Complete improvements to Central Plaza & Gardens  
 Ornamental grasses on steep slopes  
 Replace Park Building with new Park venue an (storage, catering kitchen, restrooms, for community meetings and gathering of 75+)  
 Upgrade existing playground  
 Complete Salisbury Plaza in conjunction with the Streetscape project

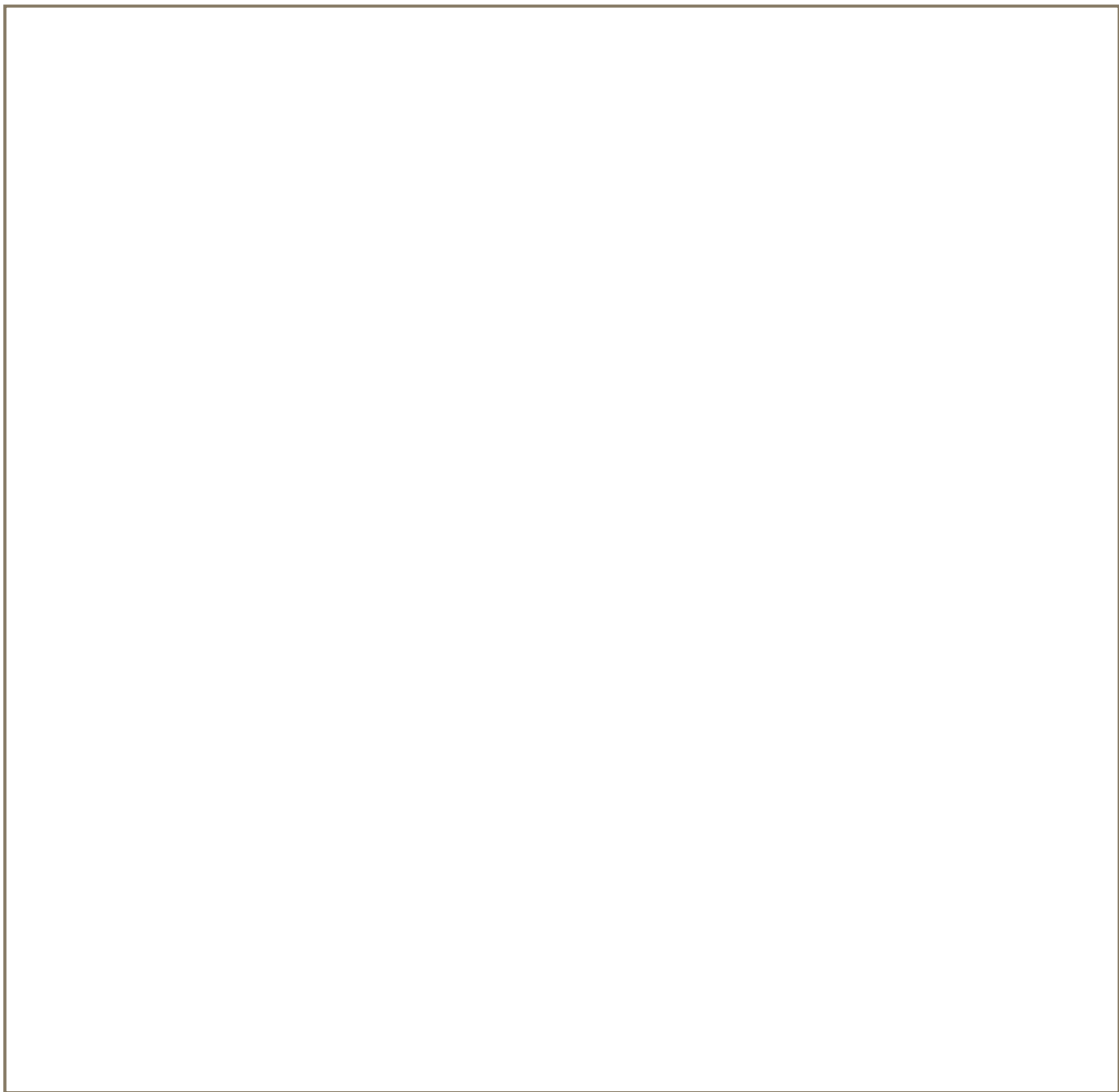














# OPINION OF PROBABLE COST

CITY OF SAINT LOUIS, MISSOURI

## HYDE PARK MASTER PLAN

JULY 2008

FINAL

DAVID MASON ASSOCIATES H3 STUDIO VANTAGE

PREPARED FOR

The City of St. Louis

The Hyde Park Neighborhood

To Be Adopted by the Saint Louis City Planning Commission



HYDE PARK MASTER PLAN IMPROVEMENTS  
Opinion of Probable Cost  
July 22, 2008

DESCRIPTION	Unit	Unit Cost	Quantity	PHASE 1	PHASE 2	PHASE 3	STREET SCAPE		Remarks	
				Cost	Quantity	Cost	Quantity	Cost		
SITE CLEARING & DEMOLITION										
Demolition - Asphalt Path	SY	\$ 7.00	5,956	\$ 41,692.00						
Remove and Salvage Granite Edging	LF	\$ 8.00	500	\$ 4,000.00						
Demolition - Concrete Pond Walls	LF	\$ 15.00	519	\$ 7,785.00						
Demolition - Perimeter PCC Sidewalk (Park)	SY	\$ 9.00						1,008	\$ 9,072.00	Does not include Salisbury Streetscape
Demolition - Perimeter PCC Sidewalk (Lake)	SY	\$ 9.00	328	\$ 2,952.00						
EARTHWORK & GRADING										
Excavation - Lake	CY	\$ 20.00	2,117	\$ 42,340.00						
Finish Grading - Gentle Slopes	SY	\$ 0.18	35,000	\$ 6,300.00						
Bentonite Clay Liner - Lake	CY	\$ 22.00	794	\$ 17,468.00						
WATER DISTRIBUTION										
Water Line - 3" DIP	LF	\$ 44.00	32	\$ 1,408.00						
General Service Connection - 3-inch	EACH	\$ 1,000.00	1	\$ 1,000.00						
Aboveground Backflow Preventor-4 inch	EACH	\$ 5,000.00	1	\$ 5,000.00						
Drinking Fountain	EACH	\$ 1,200.00	3	\$ 3,600.00						
SANITARY SEWERS										
Sanitary Lateral (Central Fountain) 6-inch PVC	LF	\$ 50.00	26	\$ 1,300.00						
Sanitary Lateral (Salisbury Fountain) 6-inch PVC	LF	\$ 50.00	209	\$ 10,450.00						
Sanitary Lateral (Lake) 6-inch PVC	LF	\$ 50.00	55	\$ 2,750.00						
Sanitary Manhole	EACH	\$ 1,500.00	5	\$ 7,500.00						
Sanitary Trunk Line 8-inch PVC	LF	\$ 70.00	132	\$ 9,240.00						
6" X 6" Sanitary Wye	EACH	\$ 300.00	1	\$ 300.00						
STORM DRAINAGE										
Area Inlet	EACH	\$ 2,000.00	10	\$ 20,000.00						
Manhole	EACH	\$ 2,150.00	4	\$ 8,600.00						
12" RCP Flared End Section	EACH	\$ 500.00	3	\$ 1,500.00						
12" RCP Storm Sewer	LF	\$ 55.00	1,050	\$ 57,750.00						
15" RCP Storm Sewer	LF	\$ 60.00	163	\$ 9,780.00						
Connection to Existing Inlet (Salisbury)	EACH	\$ 500.00	1	\$ 500.00						
Connection to Existing Manhole (Salisbury)-Includes Street Pavement Removal and Replacement	EACH	\$ 5,000.00	1	\$ 5,000.00						
Remove and Replace Existing Curb Inlet	EACH	\$ 2,500.00	3	\$ 7,500.00						
Lake Overflow / Control Structure	EACH	\$ 4,000.00	1	\$ 4,000.00						
ASPHALT PAVING										
Walking Path - Interior (Level 1 Paving)	SY	\$ 24.00	4,556	\$ 109,344.00	2,243	\$ 53,832.00				
CEMENT CONCRETE PAVING										
Sidewalks - Perimeter (Level 2 Paving)	SY	\$ 51.00							1,008	\$ 51,408.00
UNIT PAVERS										
Walking Path - Informal Garden (Level 3 Paving)	SY	\$ 106.00			129	\$ 13,674.00				
CRUSHED GRANITE										
Walking Path - Informal Garden	SY	\$ 8.00			931	\$ 7,448.00				
Central Plaza-Horse Trough Fountain	SY	\$ 8.00	1,041	\$ 8,328.00						
STAMPED CONCRETE										
Salisbury Plaza (Level 4 Paving)	SY	\$ 75.00	1,642	\$ 123,150.00						Does not include Salisbury Streetscape
PLAYGROUND										
Resilient Rubber Surface	SF	\$ 11.00			742	\$ 8,162.00				
Future Adventure Playground Equipment	LS	\$ 100,000.00					1	\$ 100,000.00		
Future Adventure Playground Surface	SF	\$ 11.00					5,000	\$ 55,000.00		
ORNAMENTAL FENCES										
Ornamental Iron Fence - 4'-High	LF	\$ 65.00					2,277	\$ 148,005.00		
SITE FURNISHINGS										
Brick Monuments-Four Corners of Park	EACH	\$ 500.00					4	\$ 2,000.00		
Park Bench	EACH	\$ 800.00					12	\$ 9,600.00		
Trash Receptacles	EACH	\$ 700.00					24	\$ 16,800.00		
Bike Racks	EACH	\$ 800.00					8	\$ 6,400.00		
Tables for Plaza	EACH	\$ 1,500.00			12	\$ 18,000.00				
Setting Sphinx Benches	EA	\$ 2,000.00	10	\$ 20,000.00						
LANDSCAPING										
Trees - Canopy (2" - 2 1/2" Cal.)	EACH	\$ 155.00	52	\$ 8,060.00	52	\$ 8,060.00	52	\$ 8,060.00		Potential Volunteer Labor - Qtys per Forestries MP
Trees - Understory (1 1/2" - 2" Cal.)	EACH	\$ 150.00	27	\$ 4,050.00	26	\$ 3,900.00	26	\$ 3,900.00		Potential Volunteer Labor - Qtys per Forestries MP
Trees - Evergreen (5' - 6' Ht.)	EACH	\$ 120.00	8	\$ 960.00	8	\$ 960.00	7	\$ 840.00		Potential Volunteer Labor - Qtys per Forestries MP
Planting Bed Preparation (Topsoil & Amendments)	CY	\$ 10.00			365	\$ 3,650.00	365	\$ 3,650.00		All planting beds - 12-inches deep
Groundcovers	LS	\$ 3,000.00			0.5	\$ 1,500.00	0.5	\$ 1,500.00		Potential Volunteer Labor -6 k allowance



DESCRIPTION		Unit	Unit Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	REMARKS
Native and Wildflower Garden		SF	\$ 6.00			6,279	\$ 37,674.00	6,279	\$ 37,674.00			Potential Volunteer Labor 10k allowance
Informal Rose and Flower Garden		SF	\$ 9.00			2,352	\$ 21,168.00	2,352	\$ 21,168.00			Potential Volunteer Labor - a mix of annuals, bulbs, shrubs, groundcover, perennials allowance 15K
Mulch (Cocoa Bean - Informal Rose and Flower Garden)		CY	\$ 18.00			18	\$ 324.00	18	\$ 324.00			
Mulch (Hardwood)		CY	\$ 32.00			91	\$ 2,912.00	91	\$ 2,912.00			
Drip Irrigation		LS	\$ 20,000.00			0.5	\$ 10,000.00	0.5	\$ 10,000.00			
Seeding		MSF	\$ 59.50			89	\$ 5,317.52	89	\$ 5,317.52			Fescue blend - Hydroseeding
Turf Restoration		MSF	\$ 20.00			20	\$ 400.00	20	\$ 400.00			Aerate & Overseed
SITE CONCRETE												
Lake Retaining Wall		LF	\$ 250.00	519	\$ 129,750.00							Pond is priced as a formal water feature, not a fishing pond.
Lake Cast Stone Coping		LF	\$ 30.00	519	\$ 15,570.00							Pond is priced as a formal water feature, not a fishing pond.
Seatwall (Salisbury Plaza)		LF	\$ 415.00	455	\$ 188,825.00							
BUILDINGS & STRUCTURES												
Rehabilitate Existing Band Stand w/Concrete Terrace Surrounds		EACH	\$ 78,411.00	1	\$ 78,411.00	1						
Lake Fountain (Allowance)		EACH	\$ 150,000.00					1	\$ 150,000.00			
Rehabilitate Horse Fountain		EACH	\$ 30,000.00			1	\$ 30,000.00					
Salisbury Fountain (Allowance)		EACH	\$ 150,000.00			1	\$ 150,000.00					
Small Pavilions		EACH	\$ 60,000.00					4	\$ 240,000.00			
SPECIALTIES												
Barbeque Grill Pits for Pavilions		EACH	\$ 575.00					4	\$ 2,300.00			(1) wayfinding interpretive sign, (2) directional signs, (1) facility sign, lettering on wall
Signage		LS	\$ 30,000.00					1	\$ 30,000.00			
ELECTRICAL												
Site Lighting (Replace Existing Cobra Heads and Poles)		EACH	\$ 3,000.00	36	\$ 108,000.00							
Lighting Conduit (Replace Existing Lighting Conduit)		LF	\$ 12.00	4,100	\$ 49,200.00							
Copper Conductors (Replace Existing Lighting Conductors)		LF	\$ 3.50	49,200	\$ 172,200.00							
Site Power (Venue Sound & Lighting)		LS	\$ 40,000.00	1	\$ 40,000.00							
Accent Lighting (Pond)		LS	\$ 3,000.00	1	\$ 3,000.00							
Accent Lighting (Central Fountain)		LS	\$ 5,000.00	1	\$ 5,000.00							
ART												
Art Allowance 1% of Project Subtotal				1%	\$ 13,435.63	1%	\$ 3,769.82	1%	\$ 8,558.51	1%	\$ 604.80	
CONTINGENCIES												
Design and Estimating Contingencies (20%)				20%	\$ 271,399.73	20%	\$ 76,150.27	20%	\$ 172,881.80	20%	\$ 12,216.96	
PROFESSIONAL FEES												
Surveying, Architecture, Engineering Fees		Percent	5%		\$ 81,419.92		\$ 22,845.08		\$ 51,864.54		\$ 3,665.09	
PROJECT PHASE SUBTOTAL					\$ 1,709,818		\$ 479,747		\$ 1,089,155		\$ 76,967	
TOTAL ALL PHASES												\$ 3,355,687
ADD ALTERNATES (Cost Includes 20% Contingency & 5% Professional Fees)												
Decorative Pedestrian Lighting		EACH	\$ 3,750.00	72	\$ 270,000.00							
Sodding (Includes Credit for Seeding)		MSF	\$ 663.13	178.74	\$ 118,526.96							
Renovate Existing Park Building		SF	\$ 225.00	1,785	\$ 401,625.00							
Renovate Existing Park Building Restrooms Only		SF	\$ 275.00	500	\$ 137,500.00							
New Open Air Pavilion with Porta-Potty Enclosures (Includes Demolition of Existing Park Building)		LS	\$ 187,500.00	1	\$ 187,500.00							
New Storage and Restroom (Porta-Potty) Facility		SF	\$ 500.00	100	\$ 50,000.00							
TASKS PERFORMED BY CITY FORCES												
Tree Removal-10" Diameter and smaller		EACH	\$ 150.00	34	\$ 5,100.00							
Tree Removal-11"-20" Diameter		EACH	\$ 225.00	6	\$ 1,350.00							
Tree Removal-21"-30" Diameter		EACH	\$ 325.00	5	\$ 1,625.00							
Tree Removal-31" Diameter and larger		EACH	\$ 450.00	11	\$ 4,950.00							
Tree Transplanting		EACH	\$ 150.00	20	\$ 3,000.00							

Paving Types  
 Level 1: (2" Bituminous Surface and 6" Gravel Base)  
 Level 2: (5" P.C. Concrete and 4" Gravel Base)  
 Level 3: (Brick Unit Paver and Gravel Base w/Granite Edge Restraint)  
 Level 4: (Stamped and Tinted Concrete)